

MOONLIGHT BASIN

STATEMENT OF HOW PROPOSED SUBDIVISION MEETS THE GOALS AND OBJECTIVES OF THE MADISON COUNTY GROWTH POLICY

Guiding Principles

1. **Locate new development close to existing services & communities.** Silvertip Subdivision, P.U.D. is located within the existing Cowboy Heaven developments at Moonlight Basin. As a result, this development is the same distance to Moonlight Basin and Big Sky's existing services and communities.
2. **Protect our river corridors.** Silvertip Subdivision, P.U.D. is located in the upper Jack Creek watershed. All attempts have been taken to protect runoff to nearby river systems and to guard against any erosion of soils to waterways.
3. **Preserve our most productive agricultural lands.** Silvertip Subdivision, P.U.D. does not impact any agricultural lands.
4. **New development should pay its own way.** Moonlight Basin strives to assure its developments are not a financial burden on Madison County. Through maintaining its own sewer and water company, to using locally procured funds for road maintenance, Moonlight Basin has assured negligible burden on County facilities and resources. Moonlight Basin strives to employ residents of Madison County as well as to purchase local materials as much as possible, ensuring the revenue dollars generated at Moonlight stay local.
5. **Respect private property rights.** Silvertip Subdivision, P.U.D. lies completely within the holdings of Moonlight Basin. Moonlight Basin has initiated proactive dialogue with its neighbors regarding its activities to minimize the potential of infringing on others property rights.

Goals and Objectives

1. **Land Use.** Moonlight Basin has created high density development in Big Sky. Silvertip Subdivision, P.U.D. creates 20 small lots (less than a quarter acre), which will contain one single-family residence per lot, along with 3 common area lots. This property is suitable to build on, out of floodplain and riparian areas, and preserves open space. This development model promotes close proximity to local services and, thereby, assures a safe community.
2. **The Economy.** Moonlight Basin's communities provide for a strong tax and a stable consumer market for local merchants and service providers. Furthermore,

Moonlight Basin's practice of hiring residents and buying local resources ensures that revenue generated at Moonlight stays local.

3. **The Environment.** Moonlight Basin strives to develop low impact and environmentally-friendly projects. Efforts include guarding wetlands, protecting watersheds, minimizing erosion, and protecting neighboring wildlife corridors. In addition, Moonlight's high density development allows for large portions of land to remain open and undisturbed for generations to come. Best management practices are utilized by Moonlight and are encouraged by new owners. Weed management plans are in place for each development phase, and any noxious weeds have been well managed and localized infestations contained and eliminated through the use of herbicides. Moonlight is initiating a long-term wildlife monitoring program and is proactive in educating its employees and owners on the local wildlife concerns and protection.
4. **Recreation.** Moonlight Basin currently offers world class year-round recreational opportunities for both local residents and visitors. Moonlight Basin is committed to providing and enhancing the following recreational amenities: world class ski terrain, cross country skiing, golf, snow shoeing, hiking, mountain biking, wildlife/bird viewing, rock climbing, dog-sledding, sleigh rides, triathlon events, and an athletic and recreational facility. Silvertip Subdivision, P.U.D. was specifically designed around its ski in/out access and hiking trail access for owners and guests to enjoy.
5. **Public Services.** Moonlight Basin has evolved from strictly a development company to a resort company. The Moonlight Lodge and Madison Village offer various public services, including restaurants, delis, and lounges. Residents and guests have a place to ski, relax, eat a variety of foods, receive spa treatments, shop and enjoy the mountains of Montana. This progression has only increased the exposure for Moonlight and has made it a multi-use environment.
6. **Communication, Coordination, and Citizen Participation.** It is the goal of Moonlight Basin to be a slow-moving and thoughtful development company. As such, Moonlight takes great measures to assure that new developments coincide well with older communities. Moonlight Basin is proactive at the State and County level, and strives to maintain an open line of communication with all planning and development activities. Owners' and neighbors' input and/or participation in planning strategies and planning implementation, is always welcome and encouraged. The Moonlight Community Foundation and Camp Moonlight have been instrumental in bringing the Moonlight community together through their events and educational commitments to Moonlight and the Big Sky area. Moonlight Basin has carefully devised Silvertip Subdivision, P.U.D. and looks forward to assuring that the goals are met for future developments.

Land Development Policies

1. **Subdivision should provide adequate water supply for domestic and fire-related purposes.** MB MT Moonlight Basin Water & Sewer, LLC will provide water and sewer for each residential home. Two fire hydrants are also located within the subdivision.

2. **Surface water and groundwater quality should not be degraded.** See Land Stewardship Plan
3. **Site should be reasonably accessible to emergency services.** Silvertip Subdivision, P.U.D. is located within a mile from the main Moonlight entrance, and within 10-15 minutes from the Big Sky Fire Department and Sheriff's Office. This subdivision is also within the Big Sky Fire District boundary (Section 24).
4. **Adequate legal and physical access should be provided.** Silvertip Subdivision, P.U.D. has direct access from Cowboy Heaven Road, which is privately owned by Moonlight Basin with public access easements. All roads within Moonlight Basin are maintained by Moonlight Basin or an Owner's Association and are accessible year-round.
5. **Fire risk evaluation should include fire prevention specialist and local fire district. Fire risk rating should be low.** Silvertip Subdivision, P.U.D. will be evaluated by the Big Sky Fire Department for fire risk and all recommendations will be implemented.
6. **Subdivision should preserve productive ag lands, important wildlife habitat, riparian areas, or any other environmentally sensitive areas.** Moonlight Basin's ODP has specifically set forth major wildlife corridor and wetland protection areas. Silvertip Subdivision, P.U.D., is within the existing Cowboy Heaven developments.
7. **Subdivision should respect neighboring land uses.** The current land uses surrounding Silvertip Subdivision, P.U.D., are custom built homes, Mountain Homes and Condominium Buildings. The Silvertip homes are much smaller than the existing neighboring homes, allowing for more open space and less of a visual impact.
8. **Subdivision should preserve scenic views and vistas from public lands and rights-of-way.** The Silvertip Subdivision, P.U.D., is surrounded by privately owned properties, with public access. The homes planned for construction in this subdivision will not impact neighboring property views.
9. **Subdivision should retain traditional public access.** Silvertip Subdivision, P.U.D., contains private roads accessible to the public. Developer shall own these roads and maintain them.
10. **Subdivision should uphold the Right-to-Farm.** The right-to-farm provision shall be included with Final Plat for Silvertip Subdivision, P.U.D.
11. **Large residential and mixed use subdivisions should contribute to a mix of housing opportunities and prices.** Silvertip Subdivision, P.U.D. will contain smaller residential units compared to the current mix of residential units throughout Cowboy Heaven along with a lower price range in comparison to the majority of homes in Cowboy Heaven.
12. **Where agricultural land is being converted, subdivision should encourage the continuation of ag practices on the land.** N/A
13. **Cumulative effects of the subdivision should be evaluated.** Developer has worked closely with Madison County and affected agencies in the past and will continue to do so and implement any necessary conditions.
14. **If the transfer of public land to private ownership is involved, subdivision should reflect the prevailing land use in the immediate area.** N/A

15. **Municipal officials should be notified.** Notifications letters were sent in May 2013 to public agencies and municipalities for comment (see Appendix J) and their comments were received (see Appendix V).
16. **Local service districts should be notified.** See above.
17. **Public land and resource managers should be notified.** See above.
18. **Adjacent landowners and water users should be notified.** See Appendix H.
19. **Land stewardship plan should be prepared.** See Appendix T.
20. **Transportation and utility improvements should support and not negatively impact agriculture.** Roads and utility improvements for Silvertip Subdivision, P.U.D. will not impact agriculture.